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Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I Great Falls, MT 59401
Phone: 406-454-6905 | Fax: 406-454-6919
Email: planningcomments@cascadecountymt.gov

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form. Completed forms may be submitted in person at the Planning Division office or by email at planningcomments@cascadecountymt.gov.

Commenter Information

Name: Jaybe Floyd

Complete Address: 12 Homestake Ln Great Falls 59405

Comment Subject (please check one):

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

I have read the report by K. McMahon and submitted by Carolyn Craven on June 11, 2019.

I am in agreement with the concerns and issues brought up and I urge the Planning Board to direct Planning Staff to make the changes recommended on page 1.

For Office Use Only

Date Received: <u>6-12-19</u>	Date Reviewed: <u>6-12-19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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From: Paula evitts <potterycreations12@gmail.com>
Sent: Wednesday, June 12, 2019 1:01 PM
To: Planning Comments <planningcomments@cascadecountymt.gov>
Subject: Please Do not pass zoning changes

The bottom line is we do not want the proposed zoning changes to be approved.

1 Removing Agriculture as a District and zoning Mixed Use 20 and Mixed Use 40 will result in incompatible uses, inability to protect prime farmland, etc.

2 The only mechanism for public input is with either a special use permit (SUP) or an unclassified use permit (UUP). Both the SUP and UUP require public input.

3 None of the Districts have Standards Applicable. There are Standards Applicable with the SUP and UUP.

4 Heavy Industry has no mechanism for SUP or UUP. Heavy industry accepts "All NON-RESIDENTIAL USES that are not otherwise prohibited by law"

- Example: A CAFO is allowed in the MU40 District via a Special Use permit, which requires public comment. However, a CAFO may also apply to be in the Heavy Industry District and there would be no requirement for public input. Clever, but in my opinion highly unethical. The heavy industry and large-scale intensive uses (i.e. CAFO, Rendering, Commercial Feedlots, etc) should have the maximum scrutiny and public input. Paula Evitts 3210 5th Ave S. GF MT 59405

FOR OFFICE
USE ONLY

Date Received: 6-12-19

Date Reviewed: 6-12-19

Complete: ☒ Yes ☐ No



Public Comment Form

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121 4th St N, Suite 2H-21
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Commenter Information

Name: Mike + Deborah Jenkins

Complete Address: 298 Hastings Road, Sand Coulee, MT 59472

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

See Attached

For Office Use Only

Date Received:	<u>6-11-19</u>	Date Reviewed:	<u>6-12-19</u>	Complete:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Date: 6/11/2019
Name: Mike and Deborah Jenkins, 298 Hastings Road
Comment Subject: Zoning Text/Growth Policy

We want to see the Cascade County Zoning remain classified A-Agricultural, with the noted intent already established. We do not want it changed to MU-40 for the following reasons. Based on MCA Mandatory Criteria -76-2-203(1) and MCA Guidelines -76-2-203(2), the proposed changes for particularly the MU-40 "large-scale" and "intensive" use:

1. Doesn't comply with 25 of the relevant goals/objectives/policies of the Growth Policy.
2. Would be permitted 'by right' and would not be subject to the special use regulations and not requiring nor allow for public input. What a weight to put upon just a dozen or so individuals, to decide for the entire county population about zoning applications with potential huge ramifications for the entire county.
3. Doesn't consider the boundary areas that the Growth Policy has identified as having potential hazardous features such as flooding, erosion, landslide, soil creep, and earthquake faults, and borders landscapes with steep slopes, high groundwater and other poor soils for development.
4. Would take prime farmland out of production.
5. Is not fire safe because of lack of adequate water supplies for fighting potentially large-scale fires in remote areas with poor roads, especially under windy conditions. Our rural fire departments are already strapped for resources, funding, and volunteer power. Special consideration needs to be made to this safety issue when an application for development of a intensive large scale operation is proposed.
6. Does not have the proper provisions for said type transportation for commercial uses with the high volumes they will generate, requiring costly maintenance at the taxpayers' expense, and is a safety issue because it would increase the risk of traffic accidents. Consideration is needed to be made for all areas of the county for this road and traffic issue, including more than four lane roads such as Fox Farm road, Havre Highway, Manchester road, Stockett Highway, Highwood Highway, Black Eagle roads, Bootlegger road, etc.
7. Does not promote public health, public safety and general welfare, on the contrary. Debate and consideration of others' views is healthy for the community as a whole and it should be a goal to work together on zoning issues as well as all other community concerns. It appears that we are failing to accomplish any attempts to support public health and well-being. The lack of: listening to each other, giving proper consideration to view points, working in transparency, humbly accepting accountability for actions, and offering forgiveness has created division among our community. It is our wish that more effort on all sides is placed with this in mind.
8. Is not compatible with the predominant character of the district because the prevailing land use is 96% undeveloped agricultural and open space lands and would change the rural character of the district. This is one of the reasons we live here.
9. Are not characteristic of the low intensity "permitted uses" in the existing "Agriculture District".

Past public comments submitted by us and others have already detailed these areas. Also, to address the comments made about not wanting Great Falls to be a 'retirement' town. We need to look at the demographics of who is staying, leaving, returning, and visiting. If we want to attract our young adults back, there needs to be careful consideration into what will draw their attention back, versus what will secure their avoidance of living, working, and raising a family in Cascade County. Your staff report from the May meeting gave some fantastic insightful information and we appreciated the data and the charts. Thank you.

Finally, we are in agreement with the Analysis Report written by Kathleen McMahon, AICP regarding revisions to Cascade County Zoning Regulations & Recommended Planning Board Action, as submitted by Carolyn Craven on 6/11/2019.